

Barnes-Brinton House
South side of U.S. Route 1 (Baltimore Pike),
.6 mile east of Hickory Hill Road, approximately
2 miles west of Chadds Ford
Chadds Ford Vicinity (Pennsbury Township)
Chester County
Pennsylvania

HABS No. PA-173

HABS
PA,
15-CHAFO.V,
1-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. PA-173

BARNES-BRINTON HOUSE

HABS

PA,

15-CHAFO.V,

1-

Location: U. S. Route #1, Pennsbury Township, Chester County, Pa.

Present Owner: William H. White, Chadds Ford, Pennsylvania.

Brief Statement of Significance: This house, erected about 1720, is noteworthy because of its excellent brickwork and exceptional interior woodwork.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

1. 300 acres surveyed 12-4-1701 to Peter Dicks on west side of Brandywine creek.
2. Peter Dicks by will 1704 to son Peter Dicks, Jr.
3. Peter Dicks, Jr. some time between 1704-1715 to William Barnes. This deed is not recorded. First tax transcript located shows William Barnes paying tax on the property in 1715.
4. William Barnes' Estate 1740 to Isaac Taylor. This William Barnes paid tax from 1715 until 1731 when he died. He had tavern licenses from 1722-1731. His administrator did not sell the property until 1740, but he, James Few the administrator, ran it as a tavern for two more years, 1732-1733. If it continued as a tavern any longer, the original petitions in the Chester County Historical Society do not show it.
5. Isaac Taylor 1742 to James Few.
6. James Few 1753 to James Brinton.
7. James Brinton by will 1810 to son Joseph Brinton.
8. Joseph Brinton by will 1840 to daughters Ann, Lydia and Sarah Brinton.
9. Ann, Lydia and Sarah Brinton 1859 to Maris Hoopes.
10. Maris Hoopes 1859 to Joseph Hoopes.
11. Joseph Hoopes 1864 to George Martin.
12. George Martin by will 1886 to Oliver Martin.
13. Oliver Martin 1925 to J. A. MacDermott.
14. J. A. MacDermott 1926 to Pennsbury Farms. This was a corporation, controlled by Percy Chandler mentioned in Miss Raymond's book.
15. Pennsbury Farms 1935 to Pennfar Realty Co.
16. Pennfar Realty Co. 1945 to William H. White.

2. Date of erection: Between 1704 and 1715 a house was erected. Present one was certainly erected by 1722.

3. Architect, builder, suppliers etc.: Unknown.

4. Original plans, construction etc.: Brick house with two rooms on first floor and three on the second; north side originally had a lean-to, as is shown by the mark on the wall and the fact that the pent eave course stopped about 3/5 of the way across that side. Originally the pent eave had been on the south front and two sides, and 3/5 of the north side.
5. Notes on alterations and additions: Original lean-to on the north side gone, the present one being much more modern. Perhaps there was a simple log or plank house, gable ends to the north and south, with the present brick house added later. By 1722 the present brick house was certainly built- it received a license as a tavern in that year. The interior retains nearly all its original woodwork and hardware, except the first floor which is modern. Front door has had glass added to top and shutters are gone, but can be seen in the old photo which has been copied. Attic windows on west side very slightly wider than originally. Back door in center of north wall now a window. Original outside cellar entry was to east of center rear door.
6. Important old views and references:
Views: Only old view has been copied, although it seems there must have been earlier pictures taken. See: Eleanor Raymond "Early Domestic Architecture of Pennsylvania", New York, 1931, for six photos (plates 28-31) and four measured drawings (plates 138-141). The date given in this book is not correct.
References: Clipping and manuscript files in the Chester County Historical Society under heading: Pennsbury Twp. Lands. Deeds in the Recorder's Office, Court House, West Chester, Pa.

B. Historical Events Connected with the Structure: The house was licensed as a tavern on "ye Road, yt leads to Maryland, & likewise to Conostogo..."- the present U. S. Route #1. The road ran in front of the house, as is shown in the copy of the old photo, being changed to its present location some time about 1920. In 1753 the house and plantation was bought by James Brinton, a grandson of the William Brinton who built the 1704 Brinton House in Birmingham township and which has been included in this series. This house remained in the Brinton name for over a hundred years. After the large Victorian House was built to the southwest, this brick house remained a tenant house, still in fairly good condition. It may be said that it is now in the way of the proposed widening of U. S. Route #1.

C. Likely Sources Not Yet Investigated: None known.

D. Supplemental Material

1. Direct quotation:

"Unto ye Honorable Court of Quarter Sessions held & kept at Chester for ye sd County this 27 day of November Anno Domini 1722

"We ye Inhabitants of ye Township of Kennett (& adjacent thereto) of ye sd County, hereby humbly Sheweth, yt by reason of ye Great concorse of Travellers, along ye Road, yt leads to Maryland, & likewise to Conostogo, we apprehend a necessity of Establishing, a Publick House, for ye accommodation of man & Horse, So recommending Wm. Barn's of ye sd Township to you, for a Licence, we humbly submit it unto your Prudent consideration & your humble Petitioners as in Duty bound Shall ever pray -----

John Hope
Wm. Horne
Wm. Levis
Moses Harlan
Charles Hollman
Samuel Pyle
John Cox
Joshua Pearce

Thomas Harlan
Ezekiel Harlan
Aaron Harlan
Samuel Hollingsworth
Wm. Webb

(Endorsed on back --
William Barnes peticon
November 1722
allowed for bear & ale"

2. "Village Record" - 11-10-1863:

PUBLIC SALE OF REAL ESTATE

"The subscriber will offer his farm at Public Sale on SATURDAY, NOVEMBER 28th, 1863 situate in Pennsbury township, 1 1-2 miles from Chaddsford Station, on P. & B. C. R. R., containing 209 ACRES. The improvements on it are a new STONE HOUSE 34 by 36, with porches on the north and south sides of it, the inside all lathed on the walls, stories 11 by 10 1-2 feet high, cellered under the whole house, the whole well finished. The barn is also new, stone stable high, 60 by 70 and a wing 33 by 56 of frame, 21 ft. to the square, with 2 doors side by side, finished in the best manner, cistern in yard, a new wood house and wash house, wagon shed, corncrib and granaries in it, also WORK SHOP - an old substantial BRICK HOUSE with good roof on it, good cellar under it. There is also building a new spring house, and putting in a ram to force water to new buildings which will be done by day of sale. The land is of the finest quality of Brandywine land and will recommend itself to all judges of good land; the state road from Phila., to Baltimore passes through the farm between the old house and the new buildings, cutting off 25 acres on the north end of it, which will be divided to suit purchaser or sold altogether, the farm is well fenced, plenty of water and Timber on it. The Subscriber having lost his health, it will postively be sold. Any one wanting a first-class Farm, will please call and examine it. Sale to commence at 2 o'clock, Conditions at sale.

JOSEPH HOOPES.

Pennsbury, Nov. 7-p"

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: Although somewhat altered outside, the house retains nearly its original interior woodwork and hardware.
2. Condition of Fabric: Good.

B. Technical Description of Exterior

1. Overall dimensions: Two-and-a-half stories; 20' by 40'.
2. Foundations: Stone.
3. Wall construction: Brick, with arches over small windows and designs in two gable ends in black brick.
4. Chimneys: Original; brick.
5. Openings
 - a. Doorways and doors: Original back door gone. Sash replaced in past century, in windows. Front door has had glass added to top and shutters are gone.
 - b. Windows and shutters: Shutters gone.
6. Roof
 - a. Shape, covering: Steep pitch; wood shingles.
 - b. Cornice, eaves: Cornice and returns on sides still in place, but pent eave over first floor windows gone.
 - c. Dormers: None.

C. Technical Description of Interiors

1. Floor Plans; and Stairways: First floor divided by partition into two rooms, an east room and a west one. Second floor had small hall at head of stairs and three bedrooms - hall partition has been removed and stairs enter directly the east room. The west end has a stair way in the northwest corner also, only going to the large second floor bedroom. East stairway, southeast corner, continues to attic. The fireplace is in the kitchen, first floor east room, and has been made smaller; new side walls have been put in, making a small closet on either side of the present fireplace - but original jams are intact, as is the little seat by a window on the north wall of this cooking fireplace. It is one of a series of shelves in the closet at present.

2. Flooring: First floor has been replaced; second floor and attic floor original.
3. Wall and ceiling finish: Old whitewashed plaster walls and ceilings.
4. Doorways and doors: Nearly all original.
5. Trim: Nearly all has survived.
6. Hardware: Nearly all has survived.
7. Lighting: Modern electricity.
8. Heating: All fireplaces remain; one made smaller by new jams.

D. Site

1. General setting and orientation: House faces south, on south side of U. S. Route #1 very close to road bed with no planting of any account about it.
2. Enclosures: None.
3. Outbuildings: Victorian House to the southwest, and a modern barn to the west.
4. Walks, driveways etc.: None.
5. Landscaping, gardens etc.: None.

Prepared by Bart Anderson - May 1959
Curator, Chester County Historical Society